

OSD Housing Perspective

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PHMA Atlanta
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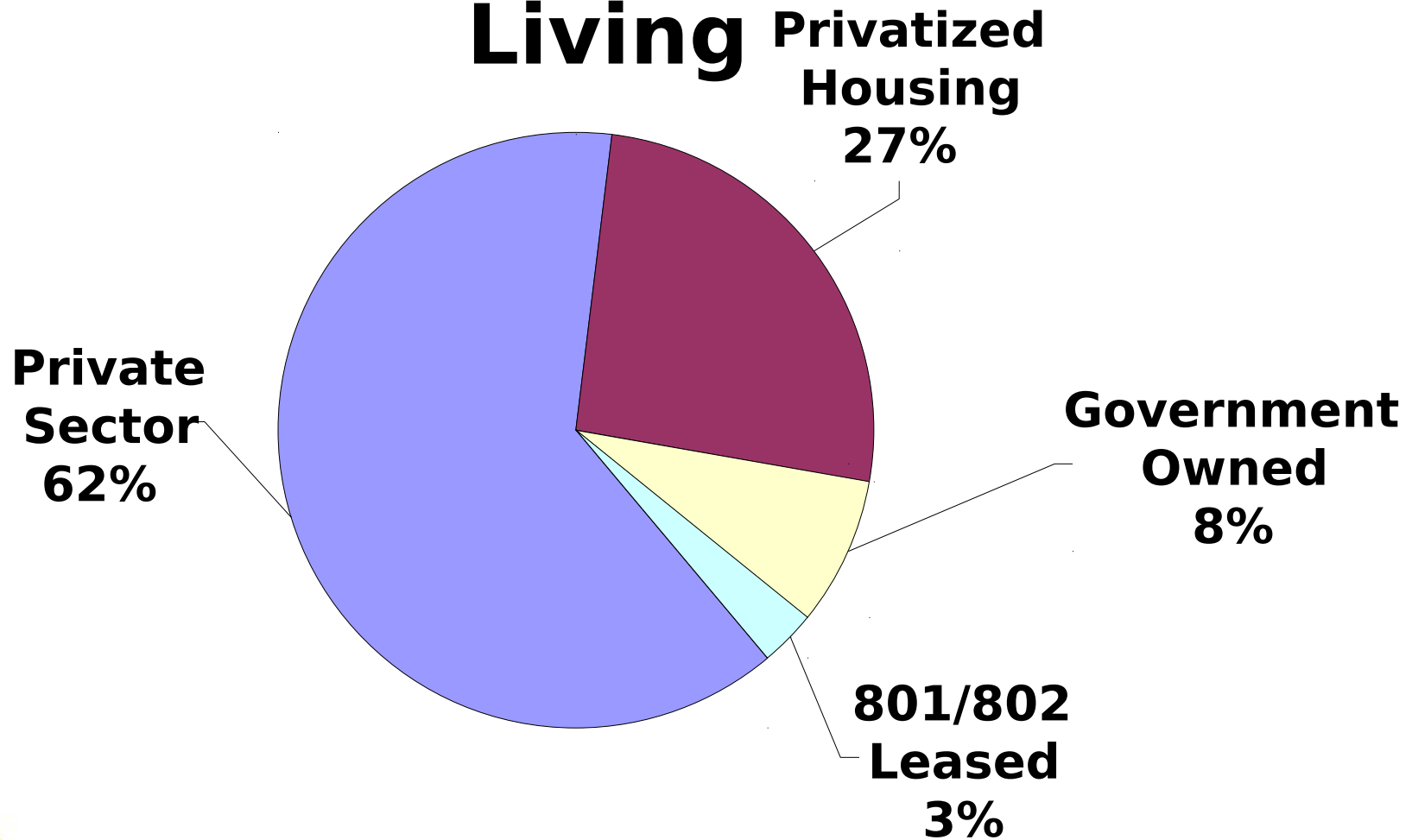


Military Family Housing Program

- **Improve Service Members' and their families quality of life by ensuring access to suitable, affordable housing**
- **Look to the local community *first* to provide housing for military families**
- **Ensure access to family housing where the market cannot**
 - **Privatization is the primary option**
 - **Government owned family housing (e.g. overseas)**
 - **Leased housing (includes Section 801)**

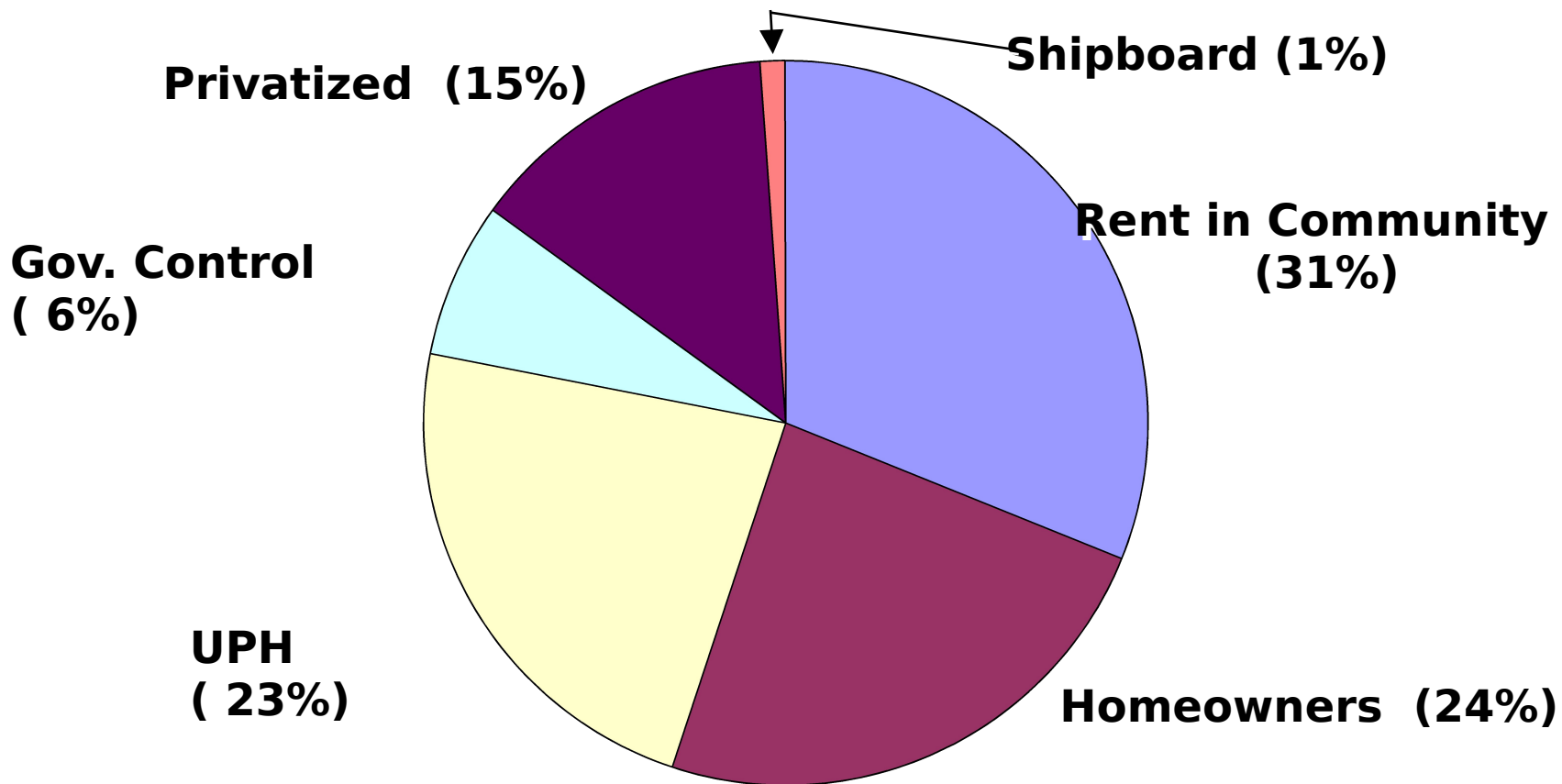


Where Military Families Are Living



89% of military personnel with families will receive BAH

Where Military Live (~1.5M)



69% of military personnel receive BAH





Privatization Status

- **Businesses vice Bases**
 - Force structure changes (BRAC/Global re-posture)
 - Restructuring due to occupancy issues
- **Recent projects**
 - Access debt capacity when market improves
 - Debt Service Reserve Guarantee
- **OMB Director's Memo (2005)**
 - Partnerships fully scored
 - Negotiating extension
- **Barracks/Lodging Privatization**



Privatization Business Entities

- Projects melding together
- As remaining projects complete - they typically fit into one of three classifications
 - ✓ **Grouped:** Projects involving multiple locations which were conceived prior to solicitation/award -- but executed as a single project entity
 - **Mid-Atlantic Regional** - Hampton Roads; USNA; NSWC Indian Head; NSWC Dahlgren; NSGA, Sugar Grove; NAS Patuxent River
 - **AETC Group II** - Columbus; Goodfellow; Laughlin; Maxwell; Randolph; Vance AFBs
 - **Carlisle Barracks/Picatinny Arsenal**
 - ✓ **Integrated:** Installations integrated into an existing deal structure after award. Projects already owned by eligible entities subsequently merged or integrated into an existing ownership structure.
 - **Falcon Group** - Patrick AFB, Hanscom AFB, Moody AFB, Little Rock AFB
 - **Northeast Integrated** - Walter Reed/Ft. Detrick, Picatinny Arsenal/Carlisle Barracks
 - **AMCC** - ...



Project Structure

- **Long Term Health**
 - Capehart / Wherry
 - Section 801
- **Lease Terms**
 - BAH rents should standardize on tour length
 - Shorter terms at increased rent



How Much Do You Pay?

Off - Base



Bluff Ridge

Apartments

- ✓ Rent for 2 Bdr, 2 Bath is \$900
- ± Utility costs approximately \$200
- ± Short term lease (< 1 yr) \$75
- ± Total \$1175
- + Security deposit - \$200

(e.g. An E5, located on Camp Lejeune, receives BAH for a 2 bedroom Townhouse)

Privatized



Rent = BAH

avg. cost = \$1,083



Utilities included



Berkeley Manor





Social Issues

- **Waterfall Issues**
 - **Base Access**
- **Single Parent Families**
 - **Pregnant service members**
- **Dog Policy**
 - **American Kennel Club (AKC) response**





DOG LATRINE





Energy/ Sustainability

- **Good for the planet**
- **Good for business**
- **Great examples in Privatization**
 - **We need to publicize success**
 - **Expand the model beyond housing**



Energy Savings Idea from **PAL**



- Holiday Inn's new bed warmers service uses special all-in-one sleeper suits and is provided to warm the beds of guests before they get under the covers.
- "A warm bed – approximately 20 to 24 degrees Celsius – is a good way to leave the heat off in the room."
- Holiday Inn spokeswoman Jane Bednall said the idea was "like having a giant hot water bottle in your bed".

“...a giant hot water bottle in your bed”.



Homeowners Assistance Program

- **The American Recovery and Reinvestment Act of 2009 (Public Law 111-5) authorized expanding an existing program**
 - **Provided \$555 million**
- **Provides some financial relief for service member and civilian homeowners whose homes lose value both resulting from DOD action, and also from the current market downturn.**
 - ✓ **Wounded, injured, ill military/civilians and surviving spouses**
 - ✓ **BRAC 2005 affected military and civilians (without proof of causal relationship)**
 - ✓ **Military homeowners relocating due to Permanent Change of Station (PCS) orders**



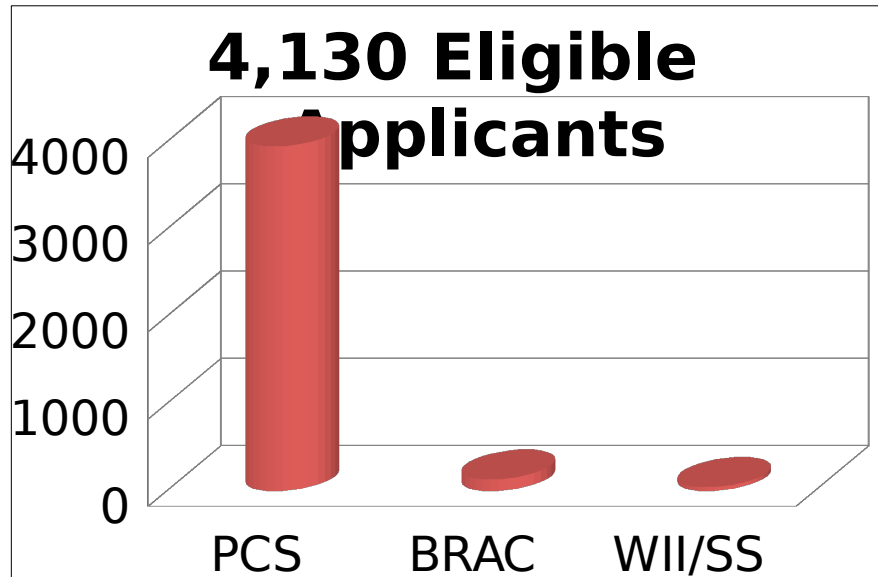


Homeowners Assistance Program

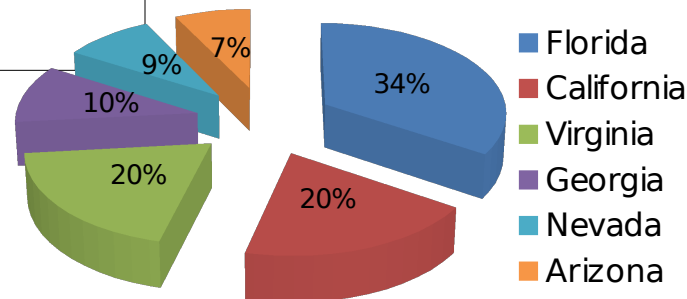


Applicants

4,130 Eligible Applicants

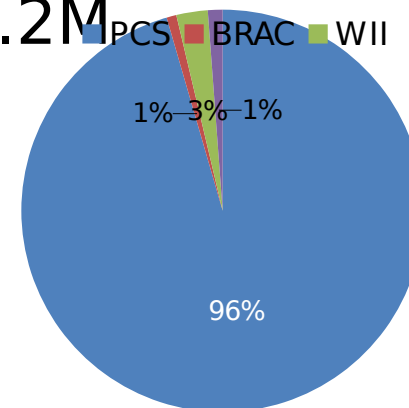


States with largest number of applicants



Benefits Paid

- 514 claims paid
- Total paid to date: \$47.2M





Potpourri

- **Barracks**
- **Q Ratings**
- **Joint Basing**
- **Housing Market Analyses**
 - **Overseas Policy**





**Hey! Could we move into one of your houses?
They won't let us in the big white one anymore!**

We saw them at:

www.acq.osd.mil/housing

